

Meeting Results

The results of the Planning Board meeting held Thursday, April 6, 2006, at 6:00 p.m. are as follows:

Public Hearings:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Land Use on **Thursday, April 6, 2006** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

A Zoning Amendment submitted by the Board of Aldermen:

A proposed amendment to the Zoning Ordinance of the City of Somerville with respect to Article 7, "Permitted Uses." The proposed amendment is intended to clarify the number or size of permitted uses allowable on a lot.

The Planning Board and Board of Aldermen Committee on Land Use opened the public hearing on the matter. Kevin Prior motioned to recommend approval of the proposed amendment, Elizabeth Moroney seconded the motion, and upon a vote, the motion passed unanimously (5-0).

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, April 6, 2006** at **6:15 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

5 Middlesex Avenue: The Applicant, Nextel Communications of the Mid-Atlantic Inc., the Owner, Somerville Office Associates L.P., and their Agent, Brendan Sharkey, seek zoning relief under SZO §7.11.15.3 to install a wireless communications facility on the roof of an existing office and commercial building.

The Planning Board opened the public hearing on the matter. Kevin Prior motioned to adopt the Staff recommendation for conditional approval of the requested special permit with site plan review-A. Jim Kirylo seconded the motion. Upon a vote, the motion passed unanimously (5-0).

34 Sturtevant Street: The Applicant, Boston Paintball, the Owner, FR Sturtevant Street, LLC, and their Agent, Richard G. DiGirolamo, are requesting that the special permit allowing for a paintball use at this location be extended for one additional year. The special permit is due to expire on July 11, 2006.

The Planning Board opened the public hearing on the matter. Kevin Prior motioned to extend the special permit an additional year. Jim Kirylo seconded the motion. Upon a vote, the motion passed (4-1), with Joe Favaloro voting against the motion.

Review of Cases for the Zoning Board of Appeals:

508 Somerville Avenue: (continued from previous meeting) (Applicant: Luciano Rossetti; Owner: Benjamin J. Rossetti; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building and rebuild a larger auto repair garage. Business A (BA) zoning district.

The Applicant has requested to continue the application to the next Planning Board meeting on April 20, 2006.

78R Mt. Vernon Street: (continued from previous meeting) (Applicant & Owner: Cheryl Vanderbilt) The Applicant seeks a variance (SZO §9.8.d) from front yard parking to create a driveway for an existing three-family dwelling. Residence B (RB) zone.

The Planning Board voted to recommend approval of the requested variance.

47 Elmwood Street: (Applicant: Jose Do Vale; Owner: Norma Pereira; Agent: Kaj Vandkjaer) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of parking design standards (§9.13.b) to build a three-story addition and convert the existing single-family dwelling into a two-family dwelling. Residence B (RB) zone.

The Applicant has requested to continue the application to the next Planning Board meeting on April 20, 2006.

Any other business

The Planning Board discussed the proposed zoning amendment creating a PUD-B1 Overlay District. Kevin Prior motioned to submit the proposed amendment to the Board of Aldermen. Jim Kirylo seconded the motion. Upon a vote, the motion passed unanimously (5-0).